



## **Faircloth-to-RAD: New Pathway to Create New Deeply Affordable Housing; 220,000 Available Units of Authority Eligible for Construction**

- Public Housing Authorities (PHAs) have a new pathway to leverage their existing public housing “Faircloth Authority” to create new deeply rent-assisted housing through the Rental Assistance Demonstration (RAD). Faircloth-to-RAD conversions will establish a long-term, reliable rental subsidy contract for the new housing units, which will help PHAs and their partners to more readily finance the development of the new properties.
- The Faircloth-to-RAD pathway represents an innovative solution to activate existing Federal authority to tap into up to 220,000 units of deeply affordable housing units that PHAs could develop. Many PHAs operate fewer deeply rent-assisted units than their “Faircloth” limits – caps Congress established in 1998 on the number of public housing units the Federal government would support. There is existing Federal authority to provide deep rent assistance for nearly 220,000 units, provided the PHAs can finance the initial construction. These totals by state are listed below.
- In a Faircloth-to-RAD transaction, PHAs will develop public housing units using HUD’s public housing mixed-finance program with pre-approval to convert the property to a long-term Section 8 contract following construction. By providing early-stage RAD conversion approvals, specifically the revenue certainty and the market-familiarity of the Section 8 contract these RAD approvals represent, HUD will give lenders and investors the information they need to underwrite the construction of these projects.
- HUD has streamlined and merged the mixed-finance development and RAD conversion processes to eliminate duplicative steps and to maximize predictability. To help PHAs get started, HUD has produced [guidance](#) PHAs and their partners can use to understand the process and make the appropriate submissions to HUD.



State	Available Units
IL	25,810
PA	17,259
GA	15,064
NY	13,302
OH	12,289
CA	11,623
LA	11,569
TX	10,148
NJ	9,440
FL	8,808
MD	7,733
TN	7,599
AL	5,663
MI	5,542
CT	4,687
MA	4,682
VA	4,325
MO	3,992
WA	3,705
NC	3,605
KY	3,351
RQ	3,260
DC	2,772
IN	2,768
SC	2,072
WI	2,025
MS	1,879
MN	1,656
OR	1,641
AR	1,617
VQ	1,173
CO	1,108
DE	999
NV	873
AZ	772
RI	671
IA	565
UT	497
NM	460
WV	421
MT	330
HI	328
KS	303
NH	242
AK	181
OK	179
NE	164
ND	163
ME	67
VT	60
ID	32
SD	32
GQ	1

## PHAs With Over 1,000 Faircloth Units

State	Public Housing Authority	Potential New Homes
IL	Chicago Housing Authority	19,497
NY	New York City Housing Authority	10,864
LA	Housing Authority of New Orleans	10,347
GA	Housing Authority of the City of Atlanta Georgia	9,136
PA	Philadelphia Housing Authority	7,024
MD	Housing Authority of Baltimore City	6,252
PA	Housing Authority of the City of Pittsburgh	5,358
TN	Memphis Housing Authority	4,579
MI	Detroit Housing Commission	4,256
OH	Columbus Metropolitan Housing Authority	3,809
NJ	Newark Housing Authority	3,603
MO	St. Louis Housing Authority	3,452
RQ	Puerto Rico Public Housing Administration	3,260
TX	Housing Authority of the City of Dallas, Texas	3,063
DC	District of Columbia Housing Authority	2,772
CA	Housing Authority of the City & County of San Francisco	2,466
OH	Cincinnati Metropolitan Housing Authority	2,157
MA	Boston Housing Authority	2,139
KY	Louisville Metro Housing Authority	1,857
FL	Tampa Housing Authority	1,852
CA	Oakland Housing Authority	1,850
OH	Cuyahoga Metropolitan Housing Authority	1,814
TX	San Antonio Housing Authority	1,757
CA	Housing Authority of the City of Los Angeles	1,745
OH	Greater Dayton Premier Management	1,719
CT	Housing Authority of the City of Hartford	1,655
AL	Housing Authority of the City of Montgomery	1,561
AL	Housing Authority of the Birmingham District	1,560
MA	Cambridge Housing Authority	1,496
CA	San Diego Housing Commission	1,220
NJ	Housing Authority City of Jersey City	1,220
NJ	Paterson Housing Authority	1,183
VQ	Virgin Islands Housing Authority	1,173
WI	Housing Authority of the City of Milwaukee	1,163
OR	Home Forward (Housing Authority of Portland)	1,138
CT	Housing Authority of the City of New Haven	1,101
TN	Metropolitan Development & Housing Agency	1,072
NY	Municipal Housing Authority of the City of Yonkers	1,032
IL	Peoria Housing Authority	1,021